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2 Riverside, California 92501
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5 Chapter 7 Trustee
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8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **RIVERSIDE DIVISION**

11 In re:

12 Shamicka Lawrence,

13 Debtor.
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Case No.: 6:23-bk-15163-WJ

Chapter 7

CHAPTER 7 TRUSTEE'S REPORT OF
SALE PURSUANT TO RULE 6004(f) OF
THE FEDERAL RULES OF BANKRUPTCY
PROCEDURE

[11364 Estates Court, Riverside, California
92503]

20 **TO THE HONORABLE WAYNE JOHNSON, UNITED STATES BANKRUPTCY JUDGE:**

21 A. CISNEROS, the duly appointed and qualified Chapter 7 Trustee ("Trustee") for the
22 bankruptcy estate of Shamicka Lawrence, respectfully submits his Report of Sale pursuant to Rule
23 6004(f)(1) of the Federal Rules of Bankruptcy Procedure and Local Bankruptcy Rule 6004-1(g).

24 Rule 6004(f) states in pertinent part: "(1) *Public or Private Sale*. All sales not in the
25 ordinary course of business may be by private sale or by public auction. Unless it is impracticable,
26 an itemized statement of the property sold, the name of each purchaser, and the price received for
27 each item or lot or for the property as a whole if sold in bulk shall be filed on completion of the
28 sale...."

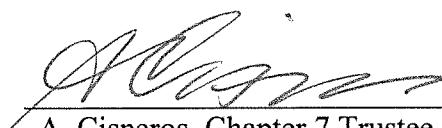
1 Local Bankruptcy Rule 6004-1(g) states: "Unless otherwise ordered by the Court, the report
2 of sale required by FRBP 6004(f)(1) must be filed and served not later than 21 days after the date
3 of the sale of any property not in the ordinary course of business." The sale closed on June 5, 2024
4 and the Final Closing Statement is attached as Exhibit "1."

5 Property: 11364 Estates Court, Riverside, California 92503

6 Name of Purchasers: Jonathan P. Alarcon and Cindy Herrera

7 Purchase Price: \$1,700,000.00

8
9 Dated: June 12, 2024


A. Cisneros, Chapter 7 Trustee



ESCROW SERVICES, INC.

15250 Ventura Blvd, Suite 715
Sherman Oaks, CA 91403

Phone: (310) 550-6055
Fax: (310) 550-6130

SELLER'S FINAL SETTLEMENT STATEMENT

PROPERTY: 11364 Estates Court
Riverside, CA 92503
DATE: June 6, 2024
SELLER: Bankruptcy Estate of Shamicka
Lawrence, Bankruptcy Case No.: 6:23-
bk-15163-WJ
CLOSING DATE: June 5, 2024
ESCROW NO.: [REDACTED]

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration		1,700,000.00
PRORATIONS/ADJUSTMENTS		
2nd 1/2 Taxes 2023-2024 at \$9,581.34/semi-annually from 06/05/2024 to 07/01/2024		1,383.97
COMMISSION CHARGES		
Winterstone Real Estate and Development	42,500.00	
WERE Real Estate	42,500.00	
OTHER DEBITS/CREDITS		
MyNHD, Inc. for NHD Disclosure Report	74.95	
TITLE/TAXES/RECORDING CHARGES - Lawyers Title Company		
Title - Owner's Title Insurance	3,226.00	
Title - Messenger Fee	15.95	
Title - Sub Escrow Fee	62.50	
Recording Court Order Approviong Sale	118.00	
Transfer Tax - County to Riverside County	1,870.00	
2nd 1/2 Taxes 2023-2024 to Riverside County Tax Collector	9,581.34	
2nd 1/2 Taxes 2023-2024 Penalty to Riverside County Tax Collector	996.19	
ESCROW CHARGES - A & A Escrow Services, Inc.		
Title - Escrow Fee	2,550.00	
Title - 1099 Processing Fee	75.00	
Title - Drawing Documentation Fee	75.00	
Title - Wire Fee	50.00	
Title - Messenger/FedEx Fees	25.00	
Title - File Archive Fee* to Archive It!	50.00	
Net Proceeds further disbursed as follows**	1,597,614.04	
TOTAL	\$ 1,701,383.97	\$ 1,701,383.97

EXHIBIT "1"

Date: June 6, 2024

Escrow No.: [REDACTED]

Page 2 of 2:

****Net Proceeds in the amount of \$1,597,614.04 further disbursed as follows:**

To The Lawrence Children's Trust U/D/T Dated May 6, 2014:

50% of Net Proceeds of \$1,597,614.02 is \$798,807.02

plus 1/2 property tax payment per Stipulation 5(c) of \$4,790.67

Total Net Proceeds to The Lawrence Children's Trust U/D/T Dated May 6, 2014 is \$803,597.69

To Bankruptcy Estate of Shamicka Lawrence:

50% of Net Proceeds of \$1,597,614.02 is \$798,807.02

less Homestead exemption of \$635,000.00 paid to Shamicka Lawrence

less 1/2 property tax payment per Stipulation 5(c) of \$4,790.67

Total Net Proceeds to The Bankruptcy Estate of Shamicka Lawrence is \$159,016.35

To Shamicka Lawrence:

Homestead exemption of \$635,000.00

Total Net Proceeds to Shamicka Lawrence is \$635,000.00

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

EXHIBIT "1"

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3403 Tenth Street, Suite 714, Riverside, CA 92501

A true and correct copy of the foregoing document entitled (specify): **CHAPTER 7 TRUSTEE'S REPORT OF SALE PURSUANT TO RULE 6004(F) OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) **06/12/2024**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Interested Party: Chad L Butler caecf@tblaw.com

Trustee: Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com

Interested Party: Alan W Forsley alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy@flpllp.com

Interested Party: Thomas M Geher tmg@jmbm.com, bt@jmbm.com;tmg@ecf.courtdrive.com

Interested Party: Eric D Goldberg eric.goldberg@dlapiper.com, eric-goldberg-1103@ecf.pacerpro.com

OUST: Everett L Green everett.l.green@usdoj.gov

Trustee's Counsel: D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com;
alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com

Debtor's Counsel: Marc A Lieberman marc.lieberman@flpllp.com, safa.saleem@flpllp.com,addy@flpllp.com

Trustee's Counsel: Tinh Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com;
alinares@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com

Interested Party: Daren M Schlechter daren@schlechterlaw.com, assistant@schlechterlaw.com

OUST: United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (date) **06/12/2024**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Shamicka Lawrence, 11364 Estates Court, Riverside, CA 92503

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) **xxxxxxx**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

06/12/2024

Date

Mayra Johnson

Printed Name

/s/ Mayra Johnson

Signature